

# \$734,900 - 1957 High Country Drive Nw, High River

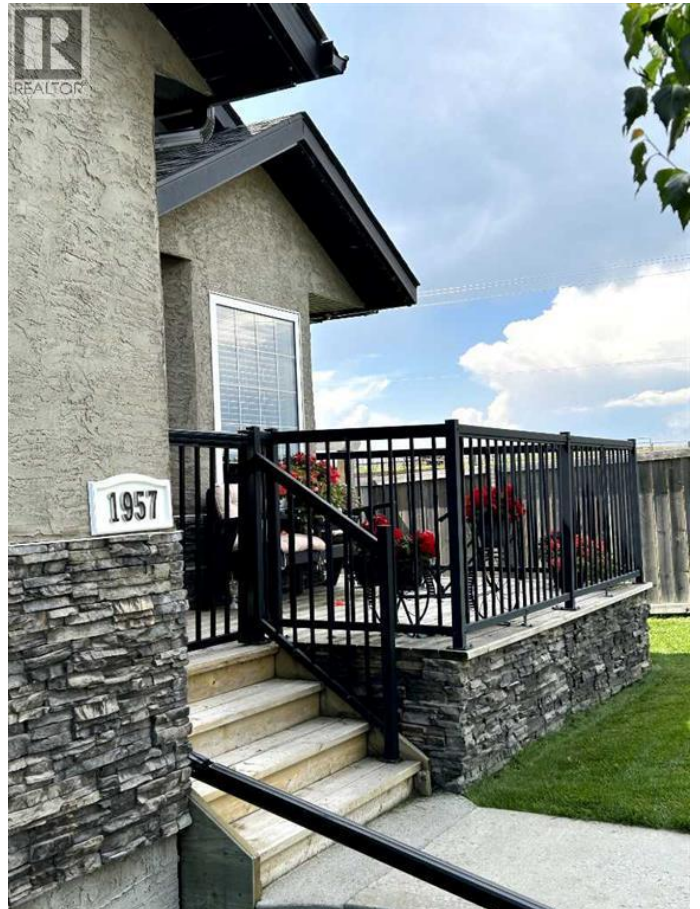
MLS® #A2256740

**\$734,900**

4 Bedroom, 3.00 Bathroom, 1,345 sqft  
Single Family on 0.12 Acres

Highwood Village, High River, Alberta

Luxury Living with Exceptional Versatility – A Rare Opportunity Welcome to this beautifully appointed bungalow, where style, comfort, and functionality come together in perfect harmony. Designed to impress, this spacious home offers elegant living on the main level and a thoughtfully designed illegal suite in the walk-out basement – ideal for multigenerational living, guests, or supplementary income. Main Floor Elegance: A vaulted ceilings and a stunning gas fireplace anchor the sophisticated family room. Open-concept kitchen and dining area with seamless access to a large, elevated deck complete with a gas BBQ hookup. The chef's kitchen is a standout feature, complete with professionally painted cabinetry, newer upgraded stainless steel appliances, rich quartz countertops, under-cabinet lighting, a large peninsula with seating, and direct access to the expansive deck with a gas BBQ hookup perfect for indoor/outdoor living. Three generously sized bedrooms offering comfort and privacy, Main floor laundry for added convenience, Integrated surround sound system throughout, Central air conditioning for year-round comfort Outdoor Excellence: Impressive 28' x 26' heated double garage with hot water in-floor heating, 220V power, built-in shelving, and cabinetry. A dream for hobbyists or car enthusiasts. Additional parking beside the garage, perfect for an RV, boat, or multiple



vehicles Private yard with direct access from the deck, ideal for entertaining or relaxing in peace. Lumenox custom exterior lighting enhances both curb appeal and security. Walk-Out Lower Level: Large family room that can serve as part of the main home or be closed off for suite privacy. Beautifully finished illegal one-bedroom suite with private access from both inside and outside. Full kitchen, open-concept living and dining area, spacious bedroom, modern bathroom, and private laundry. Enjoy the comfort of hot water in-floor heating throughout the basement. Noteworthy Upgrades: New furnace and HRV unit (2023). New hot water tank (2025). Water softener system. This is more than a home – it's a lifestyle. With premium finishes, extensive upgrades, and a flexible layout tailored for modern families or those seeking a luxurious investment opportunity, this property truly stands out. (id:6289)

Built in 2006

Essential Information

Listing #	A2256740
Price	\$734,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,345
Acres	0.12
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1957 High Country Drive Nw
Subdivision	Highwood Village
City	High River
Province	Alberta

Postal Code T1V0A5

## Amenities

Amenities Golf Course, Park, Playground  
Features Treed, Back lane, Gas BBQ  
Parking Spaces 3  
Parking Detached Garage, Garage,  
RV, See Remarks, Street  
# of Garages 3

## Interior

Appliances Washer, Refrigerator, Dish  
Hood Combo, Window Cover  
Heating Natural gas Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 1  
Has Basement Yes  
Basement Walk out, Suite

## Exterior

Exterior Stucco  
Exterior Features Landscaped, Lawn  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office Century 21 Foothills Real Estate



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